

CONSTRUCTION NOTES

A. VISIT THE SITE PRIOR TO SUBMITTING BIDS.

B. SUBMIT A UNIT COST FOR IMPORT SOIL IN-PLACE AND BE COMPLETELY AWARE OF THE AMOUNT OF SOIL NECESSARY TO REACH THE SATISFACTORY GROUND LEVEL.

C. VERIFY ALL PROPERTY LINES OR OTHER LIMIT OF WORK LINES PRIOR TO COMMENCING WORK.

D. REPAIR OR REPLACE ANY DAMAGE TO ADJACENT PROPERTIES, CURBS, WALKS, PLANTING, WALLS, ETC. AT NO ADDITIONAL COST TO THE OWNER.

E. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE

F. REPORT DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN

G. LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND PROTECT THEM FROM DAMAGE. NOTIFY THE OWNER IMMEDIATELY IF DAMAGE OCCURS AND ASSUME FULL RESPONSIBILITY FOR EXPENSE OF REPAIR OR REPLACEMENT.

H. COMPLY WITH ALL PROVISIONS OF THE LATEST BUILDING CODE, AMERICANS WITH DISABILITIES ACT OF 1991, AND WITH OTHER CURRENT RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF THE WORK. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS

I. LOCATIONS OF N.I.C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, ETC., ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.

VERIFY ALL PAVING AND HARDSCAPE CONSTRUCTION DRAWINGS WITH SOIL ENGINEER'S REPORT WITH REGARD TO BASE PREPARATION AND FOOTING REQUIREMENTS. NOTIFY THE OWNER IMMEDIATELY IF SOILS REPORT RECOMMENDATIONS DIFFER FROM DRAWINGS. THE SOILS REPORT RECOMMENDATIONS, IF MORE STRINGENT THAN THE DRAWINGS, SHALL TAKE PRECEDENCE.

K. BE RESPONSIBLE FOR COORDINATION BETWEEN SUBCONTRACTORS FOR PROPER AND TIMELY PLACEMENT OF SLEEVING, PIPING AND / OR CONDUIT INSTALLATION UNDER OR THROUGH LANDSCAPE ELEMENTS.

M. DO NOT SCALE DRAWINGS.

N. PROVIDE A REPRESENTATIVE SAMPLE OF EACH PAINTED OR STAINED ELEMENT TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO APPLYING FINISH. REFER TO DETAILS AND SPECIFICATIONS FOR SPECIFIC SUBMITTAL REQUIREMENTS.

O. PROVIDE A 4'X4' SAMPLE OF EACH PAVING TYPE IN LOCATION SPECIFIED BY THE CITY FOR REVIEW AND APPROVAL BY THE OWNER PRIOR TO INSTALLATION. REFER TO SPECIFICATIONS.

P. WHERE PAVING AND FINISH GRADE MEET, DEPRESS FINISH GRADE "IN TURF AREAS AND 1-1/2" IN GROUND COVER / SHRUB AREAS, UNLESS

Q. FOR PROJECT WALKS DO NOT EXCEED A SLOPE OF 20:1 (5% GRADIENT)

R. DO NOT EXCEED 2:1 SLOPE IN PLANTED AREAS.

S. HANDICAP RAMPS ARE NOT TO EXCEED EXCEED 12:1 OR 8.33%, UNLESS

HOLD FINISH GRADE A MINIMUM OR 6" BELOW FINISH FLOOR, UNLESS OTHERWISE INDICATED.

U. CONSTRUCT ALL CURVE TO CURVE AND TANGENT LINES TO BE NEAT, TRIM, SMOOTH AND UNIFORM.

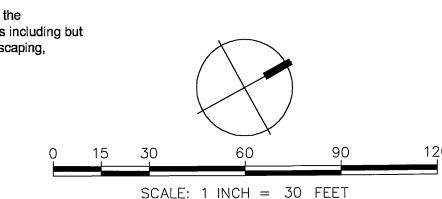
V. CONSTRUCT ALL CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI . 28 DAYS, UNLESS OTHERWISE INDICATED.

W. PROVIDE THE OWNER WITH ALL WARRANTIES, GUARANTEES, AND INSTRUCTION MANUALS FOR EQUIPMENT, APPLIANCES, FIXTURES, ETC. AS DESCRIBED IN THE SPECIFICATIONS.

#### GENERAL NOTES FOR PUBLIC LANDSCAPES

PROVIDE THE OWNER WITH ALL WARRANTIES, GUARANTEES, AND INSTRUCTION MANUALS FOR EQUIPMENT, APPLIANCES, FIXTURES, ETC. AS DESCRIBED IN THE SPECIFICATIONS.

The H.O.A. shall be responsible for the maintenance of all common facilities including but not limited to reverse frontage landscaping, private roads and driveways.



# LANDSCAPE CONSTRUCTION PLAN

TOLL FREE 227-2600

GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

EXPIRATION DATE: 12/30/05 DATE:

REGISTERED LANDSCAPE ARCHITECT NO. 4873 BENCH MARK: - SCALE: AS SHOWN

DATE: MAY 2004

661 INVERLOCHY FALLBROOK, CA 92028 
 office
 760 451 3309
 blair@ablairproject.com

 cell
 949 412 8447
 RLA NO. 4873

BY DATE APPROVED BY APPROVED BY PRINCIPAL ENGINEER Con Solor CITY ENGINEER PARK DEPARTMENT 2ND CITY PLAN CHECK SUBMITTAL 2004/08/06 PLANNING APPR. DATE PUBLIC UTIL. ELEC REVISIONS BL

DRAWN BY\_\_

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TRACT MAP 30627

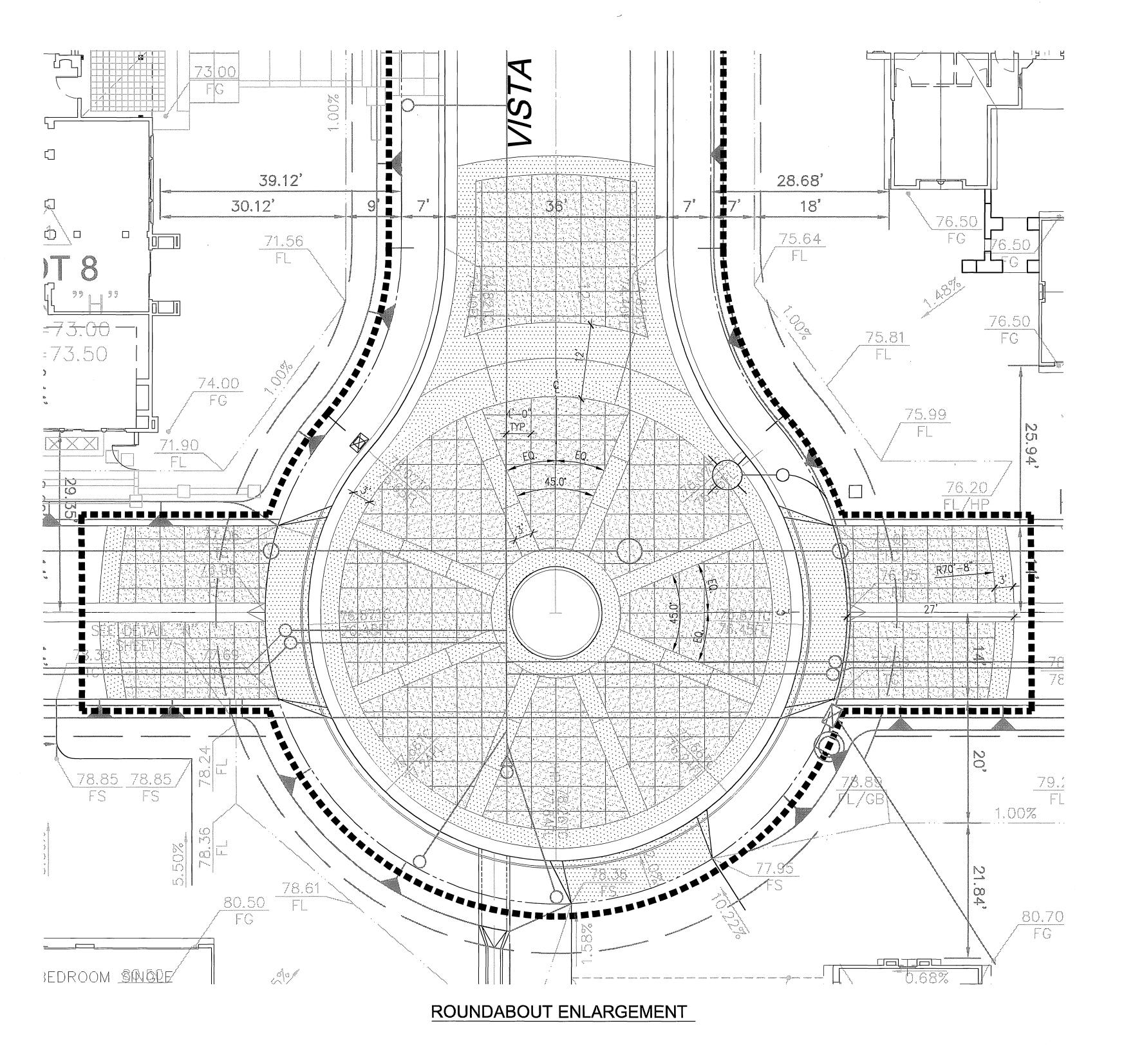
PROJECT NO. PW03-0445 R-3716-L

FILE NO .:

JIM GUTHRIE DEVELOPMENT

:\Clients\Guthrie\Victoria\cad\sheets\Street\L1cp.dwg, 8/20/2004 3:24:21 PM, DesignJet 755CM C31988.pc3, 1:3

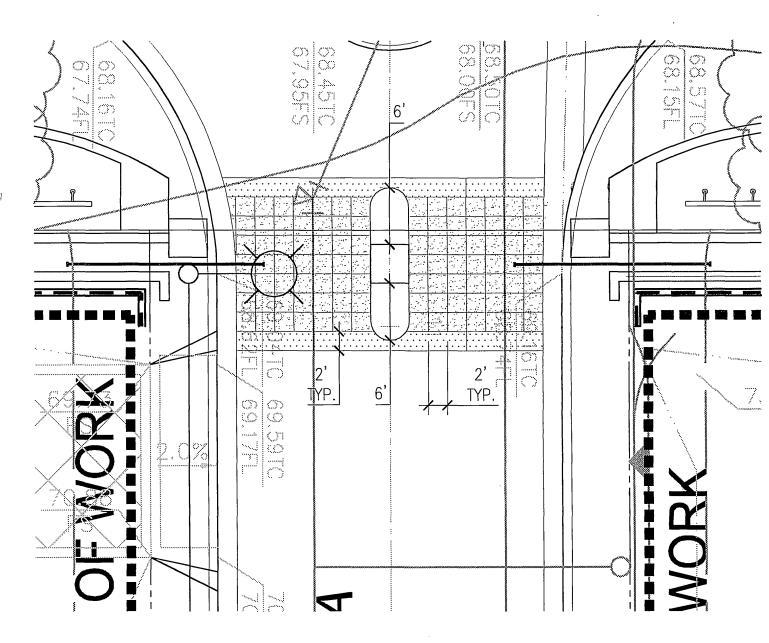
TWO WORKING DAYS BEFORE YOU DIG



# **CONSTRUCTION LEGEND**

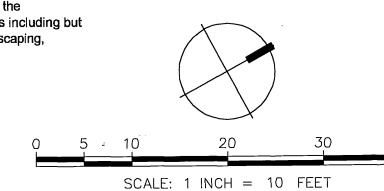
CONCRETE BAND SMOOTH TROWEL - L.M. SCOFIELD CHEMSTAIN CLASSIC CS-15 ANTIQUE AMBER OVER 3611 OYSTER WHITE, SEALER CEMENTSTONE CLEAR SEALE

CONCRETE EXPOSED AGGREGATE FINISH - NATURAL COLOR



### **ENTRY GATE ENLARGEMENT**

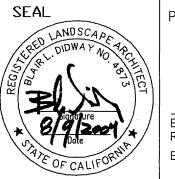
The H.O.A. shall be responsible for the maintenance of all common facilities including but not limited to reverse frontage landscaping, private roads and driveways.



# LANDSCAPE CONSTRUCTION ENLARGEMENT

Underground Service Alert TOLL FREE 1-800 227-2600 TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE SUPERVISION OF:

[á·blair·próject] 
 661 INVERLOCHY FALLBROOK, CA 92028

 office
 760 451 3309
 blair@ablairproject.com

 cell
 949 412 8447
 RLA NO. 4873
 BLAIR DIDWAY
REGISTERED LANDSCAPE ARCHITECT NO. 4873
SCALE: AS SHOWN BENCH MARK: SEE SHEET NO. 1 EXPIRATION DATE: 12/30/05 DATE:

2ND CITY PLAN CHECK SUBMITTAL

DRAWN BY BD

CITY OF RIVERSIDE, CA PUBLIC WORKS DEPT.

2004/08/06 PLANNING

APPR. DATE PUBLIC UTIL. ELEC.

APPROVED BY
PRINCIPAL ENGINEER

PARK DEPARTMENT

BY DATE APPROVED BY
PARK DEPARTMENT

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TRACT MAP 30627

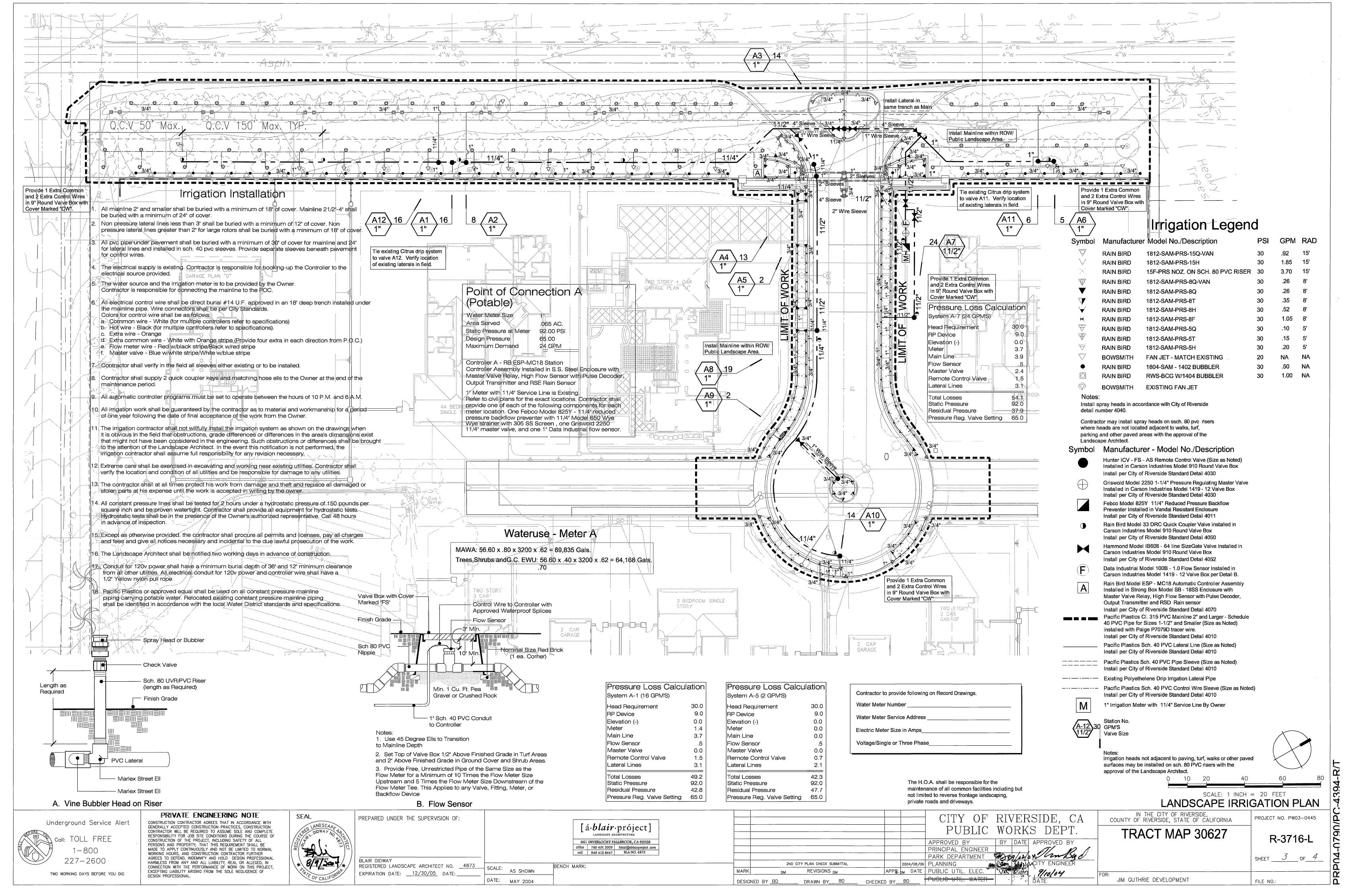
JIM GUTHRIE DEVELOPMENT

PROJECT NO. PW03-0445 R-3716-L

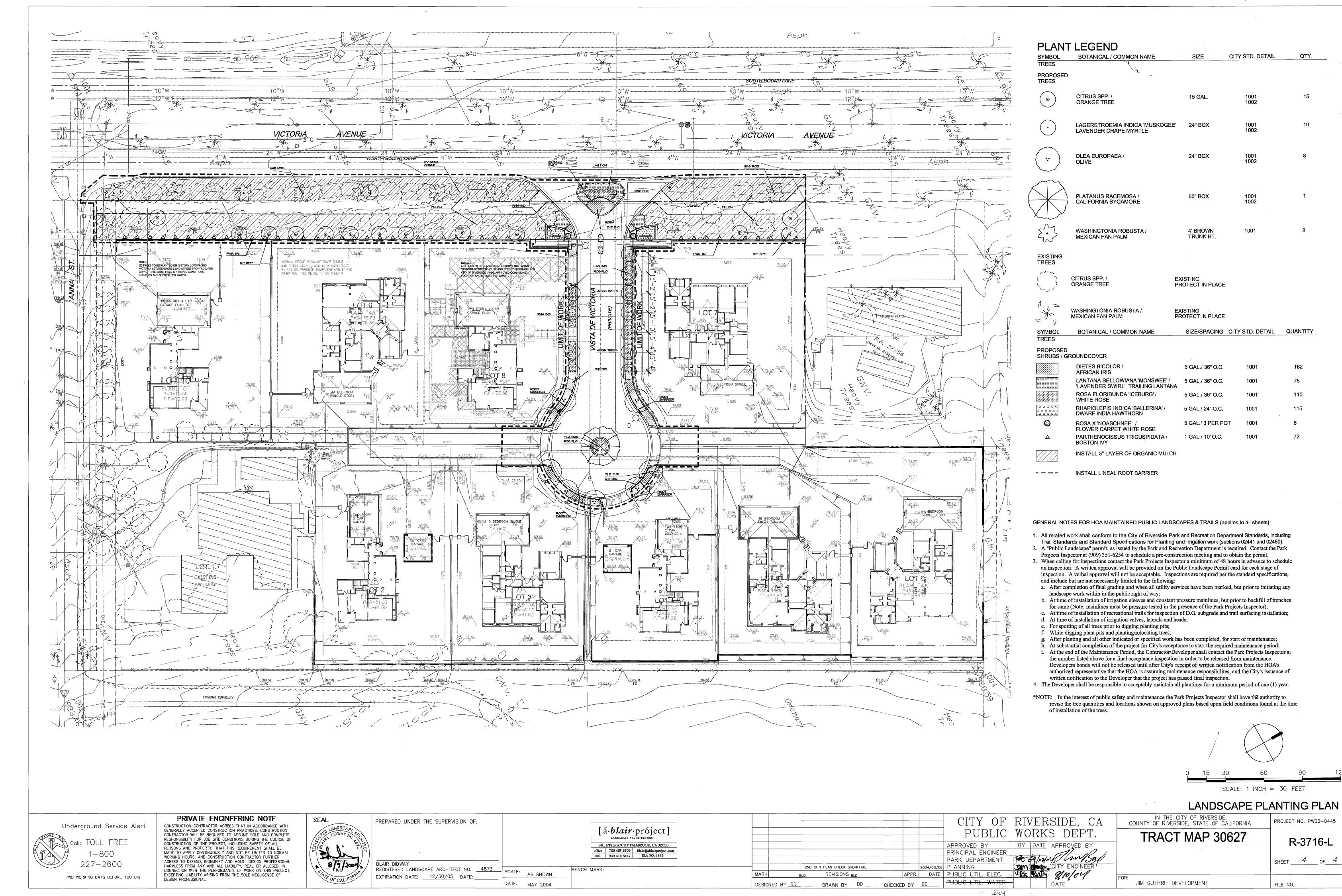
SHEET <u>2</u> OF <u>4</u>

FILE NO.:

C:\Clients\Guthrie\Victoria\cad\sheets\Street\L2cpe.dwg, 8/20/2004 3:25:45 PM, DesignJet 755CM C31988.pc3, 1:



ents\Guthrie\Victoria\cad\sheets\Street\L3ip.dwg, 8/20/2004 3:26:37 PM, DesignJet 755CM C31968.pc3, 1:1



C:\Clients\Guthrie\Victoria\cad\sheets\Street\L4pp.dwg, 8/20/2004 3:41:47 PM, DesignJet 7550M C3198B.pc3, 1:1

•